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Minutes 12/10/2007

SNAC Meeting Minutes (December 10, 2008):

Attendees: SNAC (Michele A. Barry; Greg Jackmauh; Katie Kinnecom); Lorelei Kolegue; Kevin Nigro (designated town representative); John Greeley (SRA primary point of contact); Doug Manz (VP JPI); Mike Salguero (Project Manager, JPI); Jeanne Leary (Summer Street Neighborhood committee)

Minutes from 11/12/07 were unanimously approved.

Kevin Nigro provided an update on activities at Symmes.

- Project boards are updated with 2 week look-ahead schedule; list of homes to be surveyed also posted.
- Site orderly, construction fencing in tact.
- Hay bales and slit perimeter fencing in place. Temporary wood and chain link fence complete.
- Rodent control measures are inspected and remain in place.
- Records are being maintained.
- Discussion regarding hay bales (those may remain to decompose after construction completed rather than being removed)
- **Asbestos** abatement of non-concealed and accessible hazardous material complete. Some asbestos concealed behind brick (which is why demolition will be piecemeal vs. a big blast).
- **Demolition** contracted to NASDI (according to Kevin Nigro, this company has lots of experience). NASDI needs a special permit to move their demolition equipment on site because of the size of the machinery. Will likely move equipment in the middle of the night (4AM) to minimize disruption of traffic. There was some discussion regarding how neighbors will be informed when this equipment will be moved. 48 hour notice will be given, but not clear if it will be by posting alone or posting AND EMAIL. Indicated we can link to website to get an update.
- **Complaints/Inquiries/communications** have been logged, and that log provided. Per Kevin, all complaints/inquiries were addressed by John Greeley, but there was some discussion regarding the timing of the response. (Per the NPA, JPI needs to get back to individual within 48 h, and that hasn't always been the case). Kevin commented that if JPI doesn't respond within required timeline, then he should be called to follow up.
- **Cell tower** has been installed
- **Blasting**: when blasting is going to occur, a RED PAPER will be posted in the information boxes at both entrances to the site so that neighbors will know without having to read fine print

Michele Barry provided JPI with the following list of neighbor concerns and there was some discussion around various points. (Discussion reported in parentheses). Mostly Michele just went through the following list.

During Construction Process

1. Communication among SNAC, JPI, SRA, ARB, Kevin Nigro, Kevin O'Brien
 - a. Email list for neighbors—who owns it, how is it kept up to date? (Michele Barry will call Joe to understand how email list is managed; suggestion was made to send out mailing to neighbors so that those who want to be on the email list will know how to make that request)
 - b. Use email list to give neighbors advance warning of plans for upcoming work, unplanned need to work past regular hours, etc. (JPI sent out a letter regarding~ blasting)
 - c. Other? (1. SNAC requested that draft communications be provided to Kevin Nigro/SNAC prior to dissemination as both a way of checking that information is correct AND that issues of importance are highlighted. In past, neighbors have received misinformation in mailings. Discussion around turnaround time; appropriateness of review ensued. No resolution of issue, but JPI now aware of concerns and why request is made. 2. Request was made that JPI put name of homeowner on JPI mailings instead of "resident" so that mail isn't put into junk mail pile. 3. A discussion ensued around notices being sent by certified mail, requiring neighbors to go to post office to sign for letter. JPI indicated they were mandated to send demolition notices by certified mail, and indicated they would only send memos by certified mail if mandated to do so. Next JPI meeting scheduled for 2/4/07 as a kick-off meeting for BLASTING. Neighbors will need notice of this meeting 1/1/07).
2. Cell Tower
 - a. Stunning example of horrible communication, let's not repeat this

- b. What process allowed this to occur, and how can it be improved upon in the future
- c. Who besides SNAC is looking at the zoning regs and looking out for us, our safety, our property values, our quality of life
- d. Two houses are in fall zone, why is it that nobody noticed this before it was permitted, why is it that nobody cared besides SNAC
- e. Need to monitor vibrations during blasting, rock crushing, etc. at the tower to ensure that it is stable and deal with it promptly if its stability is compromised in any way
- 3. Timing of phases
 - a. Let's get a more detailed plan asap
- 4. Demolition
 - a. Given the asbestos situation, how has demo plan changed—activities, timing, scheduling relative to overall project plan, impact on other timing of other aspects of project
- b. Nurses' Building—where does permitting stand
- 5. Blasting
 - a. Surveys—how address issue of walls/floor not visible due to wallpaper, carpeting, etc.; how do residents get copies; how do those not targeted for surveys use same company to get own surveys at reasonable rates?
- b. Detailed plan needed
- 6. Noise monitoring
 - a. Throughout project, not just blasting and rock crushing
- 7. Vibration monitoring
 - a. Throughout project, not just blasting and rock crushing
- b. Cell tower stability
- 8. Rock crusher
 - a. Placement—as far from homes as possible as many residents work at home
- b. Timing/schedule—when is this phase going to take place, at which hours
- 9. Sidewalks
 - a. Where does this stand?
- 10. Stock pile of material
 - a. Where will this be?
- 11. Dust control
 - a. How will this obligation be fulfilled?

Final Plans for Site

- 1. Rental v. Condo
 - a. To what extent is this up for debate?
 - b. ARB seems to have reopened this, where does it stand
 - c. Forecast is that units will not do well as rentals
 - d. Arlington home prices remain relatively stable despite overall real estate market, meaning the condo market may be better than rental, particularly three plus years from now when the project is done
 - e. Who is going to pay for all of the services to support this giant site in the absence of homeowner taxes?
- 2. Fencing
 - a. Current plan to run fence along abutters' property lines on Woodside Lane is unacceptable as it reduces both quality of life and property values for these neighbors
 - b. How relocate permanent fence placement off property lines, no closer than current construction fence
- 3. Access to recreation areas
 - a. Plan to deny access to neighbors is a problem as it denies neighbors the only possible positive experiences to come out of this project
- 4. Summer St./Hospital Rd./Brattle St. area
 - a. Plans for roads, intersections, etc. need to be reviewed as impact of turning light on has been horrendous at certain times of day
- 5. Conservation land
 - a. Where is it, fencing w/respect to it, etc.
- 6. Lighting on Symmes property itself
 - a. What are the plans
 - b. How will neighbors be protected from all of this light pollution
 - c. How will neighbors be protected from light shining onto their properties and into their homes
- 7. Parking on Symmes property itself
 - a. Are plans adequate—200 units means roughly 400 cars, excluding spaces for visitors to site; how many spaces are planned? (Comment that this isn't a SNAC concern; however, Michele indicated that overflow parking will affect neighborhood)
- 8. Impact on schools
 - a. The people who come to Arlington start families, putting children into the schools. 200 units means a lot of kids. Where will they go? How likely is it that Stratton cannot handle the load? Ditto the Ottoson and the high school.

Jeanne Leary gave update on some issues the Summer Street Neighborhood Association faced during construction.

- RATS and Cockroaches. Jeanne commented that rats tend to move up to 300 feet from their "homes" when their homes are disturbed. They make boroughs in retaining walls, and can come in through sewer lines. Cockroaches can also come up when disturb sewer lines. Jean reported one case where rats came up though the toilet. She indicated that she needed multiple "big dig"

traps to control the problem in her house, and that putting out bait was at her expense, because the construction company refused to acknowledge there was a problem. Finally got attention when she persuaded town representatives to intervene.

- With regard to Symmes project, Kevin Nigro suggested that traps be moved to the perimeter during construction, and that John Greeley be called if they “cross the border”. JPI has contracted Waltham Chemical to monitor traps; but need to go through JPI if rodent control becomes an issue. Also, suggested that bait be set downstream of manholes during construction to further deter rats from migrating to neighboring properties.

Other: Katie will take minutes at the next SNAC meeting, which will be held on 1/21/08.